

Dear Property Owner or Property Manager:

In April of 2008, the State of Wisconsin legislature passed the 2007 Wisconsin Act 205, requiring Carbon Monoxide (CO) alarms* be installed in all commercial residential occupancies that have fuel burning appliances. This includes primarily gas appliances such as furnaces, water heaters, fireplaces, stoves, clothes dryers but also includes wood or oil burning appliances or where the living unit has an attached garage.

The purpose of this letter is to inform you as the property owner or manager of this requirement under the law. It requires that by April 1, 2010 property owners of multi-family apartment units, hotel or motels, fraternities, sororities or CBRF's install some type of CO alarms in each living unit if the unit or building has a fuel fired appliance or an attached garage.

For existing buildings there are no mandatory types of power sources for the alarms so one can use battery powered alarms, plug in alarms or direct wired alarms. All types are readily available for around \$20.00 to \$40.00 each.

Location:

1. In the basement of the building if it has a fuel burning appliance. Locate the alarm within 75 feet of the appliance.
2. Within 15 feet of each sleeping area in a dwelling unit with a fuel burning appliance.
3. Within 15 feet of each sleeping area in an apartment unit with a fuel burning appliance in an adjacent apartment.
4. In any common hallway within 75 feet of any dwelling units that have fuel burning appliances.
5. Inside the apartment unit if there is an attached garage.

Typical locations and situations:

- In a four unit apartment building with a basement gas furnace and sleeping rooms on the first floor, one CO alarm would be required on the basement level within 75 feet of the furnace and on the first floor within 15 feet of any bedroom doors.
- A two story apartment building with a gas stove and furnace on the first floor and bedrooms on the second floor would be similar to the example above.
- A 20 unit apartment building with a central boiler in the basement and no other gas appliances would require only one alarm in the basement within 75 feet of the boiler.
- Single family homes, single dwelling rental units or duplex rentals with gas appliances are NOT required to install CO alarms at this time but probably will be in the near future.

If your smoke alarms are 10 years old they should be replaced, so you may want to consider a combination smoke/carbon monoxide alarms as replacements in those locations.

****CO alarms can be placed near the ceiling or the floor because CO is very close to the same density as air. Combination carbon monoxide/smoke alarms must be mounted in, at or close to the ceiling because of the smoke detection function.***

Over →

If you have a hard wired smoke alarm system and you replace one or more of your present smoke alarms with combination smoke/ CO alarms be sure it is compatible with your existing system and you test all of the alarms upon installation.

If your building has all electric appliances and no attached garage you are exempt from this requirement.

One and two family homes are currently exempt from this law, however there is code language being developed now to include them in the future. I expect this requirement to be passed within a year.

We would certainly encourage you to install combination detectors in your one and two family buildings but it is not required at this time.

When you have installed the detectors in your building please e-mail verification of compliance with the building address to kgerth@menomonie-wi.gov

City Inspection Department
City of Menomonie
800 Wilson Ave
Menomonie WI 54751
Phone: 715-232-2241
Fax: 715-235-0888
website: www.menomonie.gov

11/24/10